

**(1) DEFINING COMMUNITY ATTRIBUTES**

**ATTACHMENT 1**  
**OAKHURST AREA PLAN COMMUNITY VISION**

# **OAKHURST AREA PLAN**

Adopted by the  
Board of Supervisors

**September 13, 2005**

VISION STATEMENT

The vision of the Oakhurst Area Plan is to preserve and enhance the community's mountain way of life; planning for growth, economic development, and public services and facilities while being aware of the impacts on both people and the environment.

PLANNING OBJECTIVES

1. Encourage and establish commercial development in the downtown area and encourage that area to be a vibrant component of the community where residents and visitors alike may interact.
2. Maintain adequate quantity, quality, and mix of housing available for those in the planning area.
3. Ensure a strong and healthy economic environment by developing programs to diversify the job base and revenue base of the area and designating areas suitable for development of light, non-polluting industry.
4. Protect the more environmentally sensitive areas within the planning area, including areas containing wetland and riparian habitat, habitat for unique and special status wildlife species, cultural and archaeological resources, etc., and support open space while retaining the natural character of the planning area.
5. Develop and implement plans to build much-needed infrastructure, focusing on community sewer and water systems, in order to correct current deficiencies, to be ready for future expansion, and to protect public health through the prevention of ground and surface water degradation and careful planning of water and sewage regulations.
6. Develop long-term plans to provide efficient and safe circulation and transportation to correct current deficiencies and to provide for future growth. This includes roadways, sidewalks, bike paths, and walking paths.
7. Establish and maintain guidelines and ordinances, in areas such as architectural standards, landscaping, and signage, that will ensure protection of the local community lifestyle and the quality of life.
8. Ensure adequate public safety services are provided for area residents.
9. Provide diverse regional and community parks, as well as recreational opportunities for both residents and visitors.

10. Enhance and strengthen community identity by encouraging programs and procedures that will allow more effective citizen participation.
11. Establish policies that would guide decisions to amend the Oakhurst Area Plan.

### THE BASIC CONCEPT

Oakhurst should plan its future, rather than just let it happen. It should be proactive by recognizing and addressing both existing and potential problems associated with growth and development, and it should be protective of its many natural environmental assets. Among the important environmental qualities the citizens of the area enjoy and want to retain are:

- Oak woodlands, pine forests and mixed chaparral covered hills interspersed with rock outcroppings and grassy meadows.
- The riparian corridors along the Fresno River and its numerous tributary creeks with clean waters to support a diverse wildlife of native plants, fish and animals that are dependent on these habitats and resources.
- Natural land-forms and features in and around the developments which compose the communities.
- Views and vistas from many vantage points to enjoy the natural setting and open space characteristics of the area, particularly from major highways, streets and public places.
- Clean air, quiet (noise free) and comfortable year-round climate characteristic of the mountain/foothill area, attractive to an outdoor lifestyle.

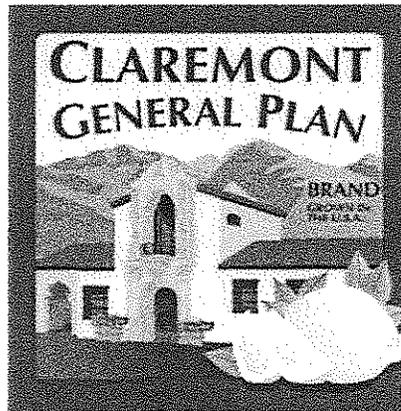
Existing and future community development should reflect the citizens' desire to enjoy this natural setting and rural residential, small-town character, including economically viable, well-balanced communities. Some of the characteristics and qualities which should be reflected in planned community development are:

- Regularly needed goods and services should generally be available within the planning area, without requiring residents and visitors to travel to the San Joaquin Valley, except for specialized products or services.
- Education and employment opportunities should be appropriate for area residents' interests and skills, including elementary, secondary, college and special training programs and diverse professional, retail and tourist commercial, light industrial and service commercial job opportunities.
- Public facilities and services such as schools, parks, fire and sheriff, and other infrastructure such as roads, water, sewer, and other utilities should be adequate and affordable to the existing citizens, as well as provide reasonable capacity for planned growth and development.

**ATTACHMENT 2**  
**CITY OF CLAREMONT COMMUNITY CHARACTER**

CHAPTER 2  
LAND USE, COMMUNITY  
CHARACTER, AND HERITAGE  
PRESERVATION ELEMENT

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THE CITY OF CLAREMONT  
GENERAL PLAN

## CHAPTER 2

# LAND USE, COMMUNITY CHARACTER, AND HERITAGE PRESERVATION ELEMENT

Claremont General Plan

### Our Vision: A Diverse, Sustainable Community of Neighborhoods

**N**estled at the base of the San Gabriel Mountains, Claremont is a residential community and home to the renowned Claremont Colleges. Our unique characteristics and environment are a result of careful and deliberate planning that has produced our City's

- Distinct neighborhoods
- Protective environment
- Status as a leading center of learning, with excellent public and private primary and secondary schools
- Feeling of being a village within a metropolis
- Pedestrian friendly surroundings
- Strong historic preservation efforts
- Tree-lined streets, well-planned parks, and open spaces
- Small, thriving commercial and industrial clusters
- Community of passionate and active volunteers

#### Land Use, Community Character, and Heritage Preservation Vision Statement

This Vision Statement was crafted by the  
Citizens' Committee for Claremont,  
Land Use Subcommittee.

Claremont is a cohesive collection of distinct, well-maintained, and safe neighborhoods. We are a diverse residential, college, and business community. The City strives to provide universal access for all. Designed to human scale, the City promotes the aesthetic enhancement of public spaces. This contributes to the pedestrian experience and the livability of the City. Transportation gateways provide a sense of entry to Claremont and reflect the character of our city.

Critical to Claremont's quality of life is the celebration and active preservation of our heritage. Claremont, a regional leader in preservation, is committed to maintaining and enhancing our cultural and architectural heritage. We protect the character of our residential neighborhoods and its historic downtown retail core. We value quality development in the context of the surrounding physical environment, with architectural and landscape integrity. New development in the City builds on our history with appropriate and compatible design. This renews and reinvigorates those areas. This commitment has led to stable, well-maintained residential neighborhoods, a thriving commercial Village and other commercial centers, attractive campuses, outstanding public art, and vibrant retirement communities.

## Why We Plan – Scope of this Element

Claremont residents and visitors to our community drive into Claremont and immediately experience a place like no other in Southern California. Making a distinct impression are the tree-lined streets, the friendly and inviting atmosphere of The Village, the stately buildings at The Claremont Colleges, the well-maintained residential neighborhoods that display architectural styles representative of almost every style of the twentieth century, and our beautiful parks and public spaces. Claremont feels like a true community, a unique collection of people and places that has been carefully and purposefully planned.

We note in the Introduction to this General Plan that Claremont did not happen by accident. The mix of uses, our neighborhoods and business districts, the relationship of The Claremont Colleges to surrounding uses, and the overall visual character of our community reflect the foresight and deliberation of our founders, the principled decision-making of our leaders, and the intense interest and vigilance that residents apply to preserve what has been established. As Claremont continues to mature in its second 100 years, we look to continue our practice of balancing land uses to meet our housing and economic goals, and ensuring that design and heritage preservation

LAND USE, COMMUNITY CHARACTER, AND HERITAGE  
PRESERVATION ELEMENT

considerations remain strong influences on our development review processes. We have always valued high-quality design of public spaces and all structures in the City, recognizing that good design enhances properties, and creates places which reflect care and pride. We recognize our history and the heritage of all Claremont residents by encouraging preservation of buildings and places evocative of periods, styles, and important events. This Land Use, Community Design, and Heritage Preservation Element establishes the policy foundation for continuing the land use planning and decision-making processes that have served Claremont well, toward the complementary goals of maintaining our distinct neighborhoods, business districts, and institutions, and ensuring that the private and public realms remain inviting, beautiful, and inspirational.

Foremost, this Element defines Claremont as a city of neighborhoods.

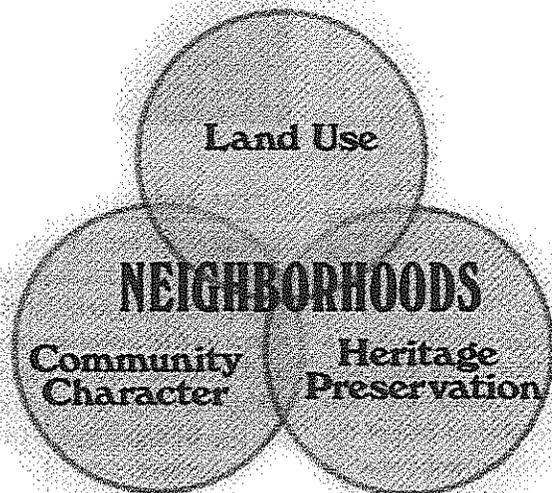


Figure 2-1  
**Land Use, Community  
Character, and Heritage  
Preservation  
Structure**

In the context of land use, community design, and historic preservation, neighborhoods are an integral component of all three.

## Defining Claremont: Influences that Continue to Shape Our Community

From the beginning, the people of Claremont have recognized the importance of citizen participation in land use planning as the best method for proper place-making. The community has been proactive in guiding development by periodically coming together and setting goals that help to define the public realm.

**ATTACHMENT 3**  
**TUOLUMNE COUNTY COMMUNITY IDENTITY ELEMENT**

**TUOLUMNE COUNTY**

**GENERAL PLAN**

**POLICY DOCUMENT**

Adopted by the  
Tuolumne County Board of Supervisors  
December 26, 1996

## CHAPTER 13: COMMUNITY IDENTITY ELEMENT

### INTRODUCTION

"Quality of life" perhaps begins with the aesthetic and scenic values near one's living areas: a landscape that is a pleasure to live in, where the senses are heightened by its richness, aesthetic quality, and feeling of life; and, a place in which all valuable resources, both natural and urban, blend in concert to elevate the human spirit.

The rural environment of the Sierra foothills is characterized by a population generally dispersed throughout small town communities of mixed use development surrounded by large areas of open expanses consisting of agriculture, native vegetation, and low density development. Many communities within Tuolumne County have not as yet grown together because the open areas around them affords the opportunity to identify the community.

Roads and highways traverse areas of great scenic beauty within the County, offering enjoyable experiences for passing motorists, cyclists and hikers. The visual separation of the County's communities benefits from the conservation of open areas, especially along the road corridors connecting the communities. The relatively low density and scenic routes between communities and at entrances to the County give it much of its rural and natural character. Native vegetation and tree cover are important ingredients in this regard, as are the species of plants and their patterns in the natural and managed landscape.

The basis for our communities lies within their historic beginnings; each has its own unique assets, characteristics, identity and goals. The communities themselves are in a strong position to assist the County in assessing the extent of their particular need to apply County policies regarding the preservation of small town atmosphere and surrounding open areas in their pursuit of long-term goals. Tuolumne County has long used local citizen planning committees to define existing communities, growth boundaries and buffer areas and will continue to do so in the future.

Tuolumne County is made up of the following defined communities: Strawberry, Sugar Pine/Mi-Wuk Village, Sierra Village, Long Barn, Twain Harte, Tuolumne, Soulsbyville, Crystal Falls/Mono Vista, Cedar Ridge, Columbia, West Sonora, Standard, East Sonora, Jamestown, Chinese Camp, Moccasin, Lake Don Pedro, Big Oak Flat and Groveland/Pine Mountain Lake. A new community is also proposed off Lime Kiln Road to provide a new area for accommodating part of the County's anticipated population growth and to facilitate dispersion of that growth among communities and throughout the County. The Community Identity Element is the framework for preserving the uniqueness and character of each of these communities. The General Plan addresses standards for some of these communities in individual community plans.

The individual community plans clearly endorse the development of mixed use towns and urban centers surrounded by residential neighborhoods. The plans promote a sense of community, foster a pedestrian-friendly environment, and respect historic growth patterns of dense, mixed-use communities surrounded by ranchlands, timberlands and open areas. Focus is on designing the community rather than the individual structures.

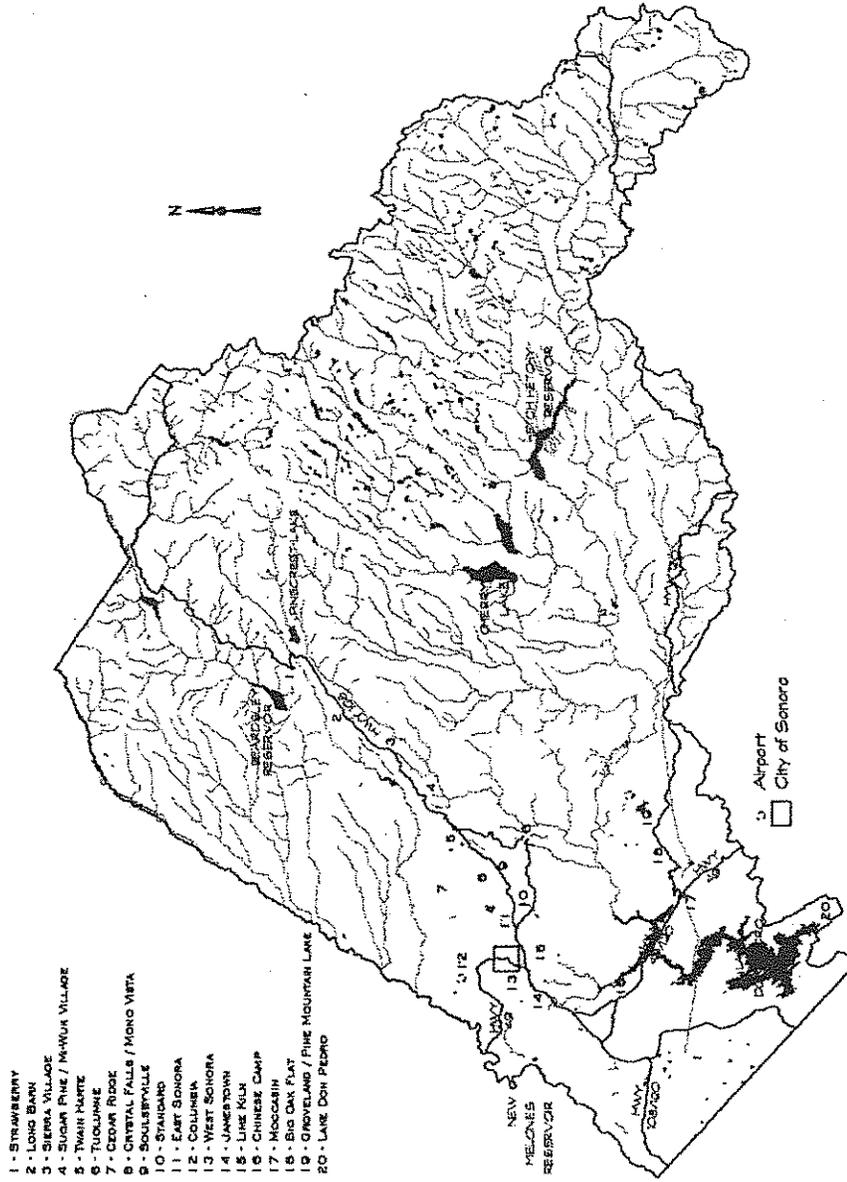
It has been observed that when history and progress collide, it is a wise community that honors its heritage with good planning practices. It is the presence of the past that contributes immeasurably to community identity, rural character, cultural continuum and economic vitality in the form of tourism. It is

both reassuring and invigorating to maintain this continuity with the achievements of past generations and to perpetuate them into the future.

The Community Identity Element is designed to recognize each of the County's communities and establish a blueprint for creating more liveable environments while preserving and enhancing the character and identity of each community. By doing so, future development will be guided to promote compact urban development, provide for efficient and cost-effective infrastructure, conserve resource lands, and safeguard environmentally sensitive lands.

FIGURE 13.1

EXISTING AND PROPOSED DEFINED COMMUNITIES



- 1 - STRAWBERRY
- 2 - LONG BARR
- 3 - SIERRA VILLAGE
- 4 - SUGAR PINE / IN-WUR VILLAGE
- 5 - TWAIN HART
- 6 - TUOLUMNE
- 7 - CEDAR RIDGE
- 8 - CRYSTAL FALLS / MONO VISTA
- 9 - SOULSBYVILLE
- 10 - STRAND
- 11 - EAST SONORA
- 12 - COLUMBIA
- 13 - WEST SONORA
- 14 - JAMES TOWN
- 15 - LIXE KUI
- 16 - CHINESE CAMP
- 17 - MOCCASIN
- 18 - BIG OAK FLAT
- 19 - GROVELAND / FINE MOUNTAIN LAKE
- 20 - LAKE DON PEDRO

## GOALS, POLICIES AND IMPLEMENTATION PROGRAMS

**GOAL 13.A** Maintain separation of communities through the establishment of open space and buffer areas around urbanizing areas.

### Policies

- 13.A.1 Promote the conservation of the natural scenic quality of hillsides and hilltops surrounding defined communities.
- 13.A.2 Encourage retention of features important to the context or setting of cultural resources such as mature trees, retaining walls, viewsheds, hills, bridges and old rock fences.
- 13.A.3 Maintain existing and create new buffer areas between defined communities through the use of agricultural lands, timberlands, open areas, rural density development, clustering of land uses, and recreational uses.
- 13.A.4 Discourage strip development along the County's arterials connecting communities.
- 13.A.5 Encourage the efforts of individual communities which desire to promote the compatibility of new development with the architectural types or natural setting at the entrances to and within their respective communities.
- 13.A.6 Encourage cluster development to promote the retention of open areas.
- 13.A.7 Require new development at the entrances to rural communities be designed to include elements such as signage, landscaping and appropriate architectural detailing to help establish and maintain distinct identities for such communities.

### Implementation Programs

- 13.A.a Conserve Scenic Hillsides and Hilltops  
Encourage hillside development to be designed and located to be compatible with, rather than imposed on, the landscape and environment by minimizing the amount of grading and topographical alteration it necessitates.
- 13.A.b Conservation Easement  
Consider providing an incentive program to encourage private landowners with visually significant property to grant or sell a conservation easement to protect the land as open space.
- 13.A.c Support Community Efforts to Retain Scenic Character  
Support the efforts of individual defined communities which desire to promote the compatibility of new development with their respective characters. Support may include the formulation of design guidelines to assist developers in designing projects that reflect the architectural designs that characterize a given community.
- 13.A.d Maintain Boundaries Between Communities  
Designate land between defined communities for non-urban land uses, except where there are recognized concentrations of urban uses outside of defined communities, to

protect the individual character of each defined community and to maintain distinct boundaries between the communities.

13.A.e Design Considerations with Cluster Development

Amend the Tuolumne County Ordinance Code to recognize and, where appropriate, promote cluster development through the use of acceptable design and construction standards for the creation of buffer areas and in support of compact development.

**GOAL 13.B Advocate the master planning of new and existing communities to direct the development of integrated communities containing housing, shops, workplaces, schools, parks and civic facilities essential to the daily life of the residents.**

**Policies**

13.B.1 Identify urban growth areas of the defined communities that will accommodate growth during the General Plan's 25-year planning period. Each community should be considered as an urban core, surrounded by suburban residential development with a buffer between urban and rural areas.

13.B.2 Require new defined communities to meet the following objectives:

- a. Concentrate higher-density residential uses and appropriate support services in areas with access to public transportation and with adequate road access.
- b. Support the development of integrated mixed-use areas , including residential, recreational, retail, office, open space and public uses, while making it possible to travel by transit, bicycle or foot, as well as automobile.
- c. Provide buffers between residential and incompatible non-residential land uses.
- d. Enhance community identity by establishing design guidelines for non-residential development, such as commercial centers.
- e. Provide a bicycle path and pedestrian walkway network to link public facilities, housing, recreational facilities and commercial and community services.

13.B.3 Require new defined communities to be comprehensively planned, rather than developed on an individual property by property basis.

13.B.4 Require master planned communities to provide adequate public services and infrastructure to support the community.

13.B.5 Encourage mixed use areas to include community focal points to serve as gathering and/or destination points. Examples of focal points include civic centers, parks, fountains, monuments and street vistas. On-site natural features, such as wetlands and streams, can also function as focal points.

13.B.6 Encourage the creation of specialized open areas in the form of squares, greens and parks whose frequent use is encouraged by their proximity to workplace and residential districts.

- 13.B.7 Encourage new development to be designed to be compatible with the scale and character of the area. Structures, especially those outside defined communities and urban and commercial centers, should be designed and located so that:
- a. The structures themselves do not silhouette against the sky above ridgelines or hilltops; landscaping could be used as a buffer around the structure.
  - b. Rooflines and vertical architectural features blend with and do not detract from the natural background or ridge outline.
  - c. They fit the natural terrain.
  - d. They utilize building materials, colors and textures that blend with the natural landscape and avoid high contrasts.
- 13.B.8 Support the location of new school facilities that provide convenient and safe access for students; schools should be linked by footpaths to surrounding residential neighborhoods.
- 13.B.9 Provide each community or cluster of communities with a well defined boundary, such as rural development or agricultural activities.

#### **Implementation Programs**

- 13.B.a Growth Boundaries
- Designate adequate land in and around existing and new defined communities for urban land uses to provide for the growth projected by the State Department of Finance and limit the future conversion of land with non-urban designations to urban designations to parcels immediately adjacent to the urban growth boundaries established on the General Plan land use diagrams.
- 13.B.b Mixed Use
- Designate land for integrated mixed-use areas which may include residential, recreational, retail, office, open space and public uses to facilitate travel by transit, bicycle or foot, as well as automobile, and to promote a sense of community.
- 13.B.c Community Plans
- Develop Community Plans for defined communities that wish to guide development activity over the General Plan's 25 year planning period which would be compatible with the cultural, historical and natural resources of the respective defined communities.
- 13.B.d Infrastructure
- Establish urban boundaries around defined communities on the General Plan maps to promote the efficient use of urban infrastructure and services. This will also serve to promote the improvement of infrastructure within the communities to meet standards for infill development, such as fire flow.
- 13.B.e Site Design
- Support the establishment of design criteria for those communities that wish to create balance for streets and structures with the community's scale and character; place

neighborhood commercial centers within convenient walking distance of most neighborhood residents; utilize natural vegetation buffers and screening techniques in relationship to adjacent residential development; and provide public parks and spaces in proximity to workplace and residential neighborhoods.

13.B.f Public Accessibility

Encourage, where feasible, the incorporation of publicly accessible open areas, including parks, courtyards and gardens, into public improvements and private projects. For example, private development bordering a public park should integrate with the park by providing a courtyard or garden to visually link the development to the park and provide access between the development and the park.

13.B.g Pedestrian Accessibility to Commercial Development

Designate land for neighborhood commercial development within walking distance of residential areas to encourage alternative methods of transportation and eliminate the dependence on automobile transportation.

13.B.h Buffers

Designate adequate areas for greenbelts comprised of non-urban land uses, open areas, parks and recreational facilities in and around defined communities to meet the needs of growing populations and to reflect the needs of the County's changing demographics.

13.B.i Review of Land Use Designations

Provide for periodic review of land use designations within the defined communities to ensure sufficient land is available to accommodate the expansion of community areas, including sites for affordable housing. The County will continue to work with property owners in changing land use designations to meet future needs.

**GOAL 13.C Recognize, preserve and enhance the character and identity of each of the County's individual communities with new urban development encouraged to occur within and adjacent to existing communities and in planned new communities.**

**Policies**

13.C.1 Encourage infill development within defined communities. New urban residential subdivisions should occur within or immediately adjacent to defined communities.

13.C.2 Encourage the continued use and enhancement of existing public facilities located within the communities.

13.C.3 Provide incentives to preserve historically and architecturally significant buildings and structures.

13.C.4 Promote the preservation of and discourage substantial alteration to historically or architecturally significant buildings which serve as focal points of community design.

13.C.5 Assist in retaining the special character of historic districts and promote compatible development within historic districts by reducing, adapting and/or modifying some development standards within historic districts.

- 13.C.6 Establish incentive programs and adopt flexible development standards for rehabilitation, restoration and reuse of historic structures.
- 13.C.7 Encourage new development to be designed in an architectural style which is aesthetically appealing and blends into the architectural character of the individual community.
- 13.C.8 Encourage landscaping around parking lots to provide screening by retaining or replanting native vegetation and/or through the use of topography or other natural features and require landscaping to enhance new commercial and industrial development.
- 13.C.9 Continue to explore the design and construction of bypass roads around historic communities.
- 13.C.10 Establish road standards that allow rural character roadways, compatible with Tuolumne County Fire Department guidelines, when they are appropriate to create or maintain a small town atmosphere and preserve natural and cultural features such as steep slopes, drainages, tree lines, and historic features for consistency with community design objectives.

**Implementation Programs**

- 13.C.a **Community Survey**  

Continue the County's program of surveying defined communities for cultural and historical features and resources which should be preserved and enhanced to protect the character of the community. Preservation of these resources shall be as provided in the Cultural Resources Element.
- 13.C.b **Community Plans**  

Assist those communities that wish to formulate a community plan in developing a plan which considers community size so that housing, jobs, daily needs and other activities are within easy walking distance of each other.
- 13.C.c **Buffer Areas**  

Establish buffer areas around existing residential neighborhoods to protect them from infringement of potentially incompatible land uses, such as agriculture, mining, industry, solid waste facilities, airports and sewage treatment facilities. These buffer areas may include building setbacks and/or limit land uses within an established distance of existing residences.
- 13.C.d **Community Design Guidelines**  

Work with those communities that wish to develop design guidelines for new development within the defined communities. While these design guides should not require a specific architectural theme or style, except in historic districts, the guidelines should address:

  - 1. Appropriate setbacks, building siting, building height and mass, landscaping, lighting and signage.

2. The type, size, location and planting of street trees.

13.C.e Commercial Development

Assist communities in formulating design standards for new commercial development within their boundaries to reflect the character of the individual community and, where appropriate, to integrate open areas into the development, taking advantage of any natural amenities such as creeks, hillsides and scenic views.

13.C.f Parking Design

Encourage parking areas for new commercial, industrial and business park development to be located behind buildings or sufficiently screened from public roads.

13.C.g Mills Act

Continue to implement the Mills Act in Tuolumne County and update Resolution 171-92 to reflect legislative changes to the Mills Act when necessary to provide reduction in property taxes through historic preservation.

13.C.h Fee Waiver

Establish provisions for waiving fees for requests to zone to :H (Historic Combining) and :HDP (Historic Design Preservation Combining).

13.C.i Modified Development Standards

Amend the Tuolumne County Ordinance Code to provide for reduced and/or modified development standards for work done on resources listed on the Tuolumne County Register of Cultural Resources which is consistent with the Secretary of the Interior's Standards and applicable design guidelines. These reduced and/or modified standards shall include reduced setbacks, reduced road standards, reduced landscaping requirements, density bonuses and in-lieu or off-site parking provisions.

13.C.j Building Setbacks within Historic Districts

Establish building setbacks in historic communities that follow the same line as the historic structures to maintain a continuous commercial facade on all street frontages.

13.C.k Parking within Historic Districts

Amend Title 17 of the Tuolumne County Ordinance Code to provide for off-site parking in historic districts to encourage parking for new commercial development to be consolidated in well-designed and landscaped lots or parking structures.

13.C.l Community Road Standards

Develop standards which allow flexibility in design of new roads that will allow meandering roadways or roads that otherwise reflect a rural character, compatible with Tuolumne County Fire Department guidelines, when they are appropriate to create or maintain the character of existing communities or preserve natural and cultural features such as steep slopes, drainages, tree lines, and historic features for consistency with community design objectives.

13.C.m Bypass Alternatives

Explore funding options for the design and construction of bypass roads around historic communities.

**Responsibility for Programs:** Administration of the Implementation Programs listed in this Element is the shared responsibility of the Board of Supervisors and Planning Department with the Planning Department serving as the primary administrator.

**Funding Sources:** Administration of the Implementation Programs listed herein will be funded through the County's General Fund.

**Time Frame for Implementation:** The target date for implementation of the programs listed in this Element related to amendments to the County's development regulations will be completed is FY 98-99; all other programs are ongoing.

**ATTACHMENT 4**  
**CITY OF SPRINGVILLE UTAH COMMUNITY IDENTITY**

# 8 COMMUNITY IDENTITY

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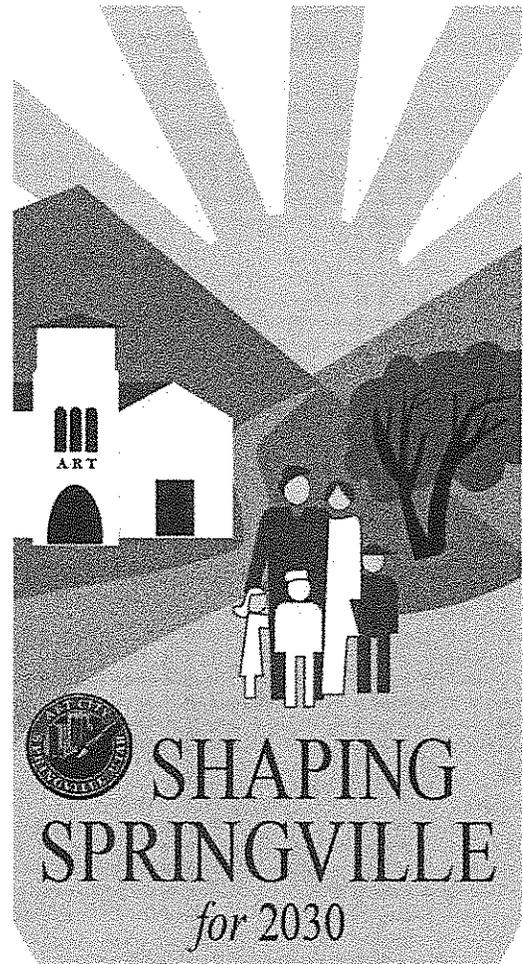
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**GOAL:** *We are the 'Art City' where living is an art, grounded in our heritage, strengthened by our community spirit, and inspired by our beautiful surroundings and commitment to enhancing our heritage.*

## 8.1 Introduction to Community Identity

There are three basic characteristics that define the character of a community: the natural environment, the built environment, and human activity. Springville City is beautifully situated between the foot of the Wasatch Mountains and the southeastern shore of Utah Lake, with several creeks running through our boundaries. The original town center continues to provide a strong focal point for our City, with its historic and civic buildings and tree-lined streets (see **Figure 8-1**). The various daily, weekly and seasonal activities that occur in this setting all contribute to our unique identity as a great place to experience and enjoy life.

## 8.2 Natural Environment

Hobble Creek and other creeks and waterways that flow through the City were essential arteries of life for inhabitants of this community. These waterways were the primary source of water for daily activities, including drinking, washing clothes, watering crops and recreating. The fact that the original plat was centered on Hobble Creek clearly illustrates the central role this waterway had in the establishment of this community.

The mountains and Utah Lake identify strong edges for the east and west



Figure 8-1 Main Street in Springville

boundaries of the City. At the narrowest point between these two significant geographic features, Springville is only 2.7 miles in width. Springville, along with Mapleton are situated the farthest east of any cities along the Wasatch Front. The City includes incredible mountain views to the north, east and south.

## 8.3 Built Environment

The original grid-patterned area established in the 1850s served as the primary location of business and residential development for the first 100 years of Springville's history. Over time, this grid pattern was largely replaced with a more contemporary street pattern developed in connection with post WWII residential design patterns. These standards included a hierarchy of streets with a variety of street right-of-way widths based on traffic patterns.

Over the past 150 years there have been thousands of buildings constructed within the community. These buildings reflect a variety of building types and architectural styles that all contribute to the identity of Springville. In each of those cases, these buildings have contributed to a context of place. It is important to determine if that context is desirable and, if so, what might be done to ensure its continuity, and



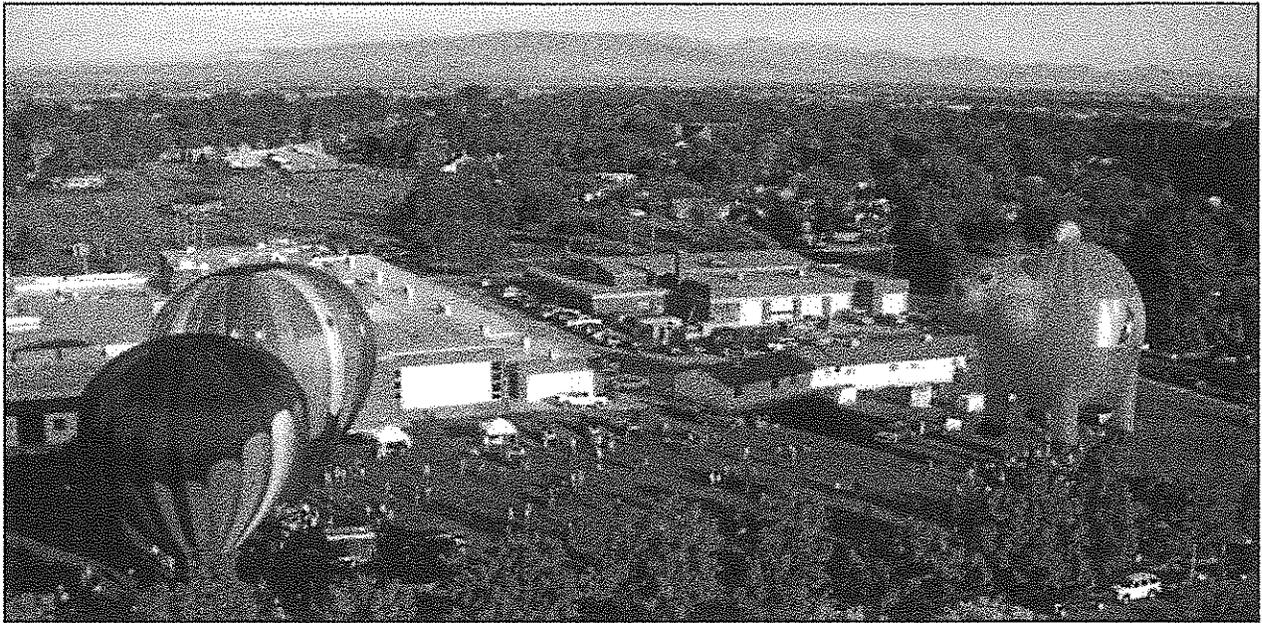


Figure 8-2 Annual Springville Balloon Fest during 'Art City' Days

where appropriate, improvement.

## 8.4 Human Activity

The variety of human activities within a community define perceptions of that place, specifically those celebrations which are cyclical in nature. Whether they occur daily, weekly, annually or within some other time cycle, they can be important contributors to people's perceptions of where they live and sources of community pride.

Once these events are started, they often become a heart throb within the community (see **Figure 8-2**). Some grow and flourish, while others may limp along without the enthusiasm or support that existed when they were initially conceived or during their early years of existence. For City-sponsored events that have lost their luster, organizers and City officials have the difficult task of determining the relevance of continuing the event and deciding whether the cost is justified.

Other activities are different for each individual depending on where they are in the cycle of life. An example is early morning activities. For some this includes going to work or school. This may be a short walk, but for most it involves travel by personal vehicles and public or school district transit. For those going to school, this most often occurs in the City, while those going to work typically do so outside of Springville.

These daily activities affect our street systems, commerce, and use of public utilities such as water, power and other 'systems' that exist within our community. Both personal and collective activities occurring within the community are affected by the physical surroundings in which they occur, and hence, our perceptions of place.





## 8.5 Community Identity and the Arts

Springville has been called ‘Utah’s Art City’ since 1907 when the Governor of Utah proclaimed it so. The ‘Art City’ identity is largely linked to the history of the Springville Museum of Art constructed circa 1937 (see **Figure 8-3**).

The interesting challenge is that there are a variety of opinions concerning community image and public art. Some see Springville as a City with an art museum while others include performing and visual arts in general. Still others see it as an overall concern for aesthetics and the built environment of our community.

### 8.5.1 Springville Arts Commission

The Springville Arts Commission is dedicated to promoting the fine arts and humanities throughout Springville. The commission promotes and supports the various programs and activities throughout the City by assisting with volunteers, grants, and organization.

### 8.5.2 Performing and Visual Arts

One of Springville’s greatest contributors to the performing and visual arts is the Springville Museum of Art. Other resources include the Springville Playhouse and the World f.

### 8.5.3 Percent for Art

Springville has not yet adopted a “percent for art” or other similar program. Such a program is intended to insure that public art be incorporated into public buildings and facilities. Other communities have expanded this program to include participation for private development as well. Springville should consider this type of program to strengthen the

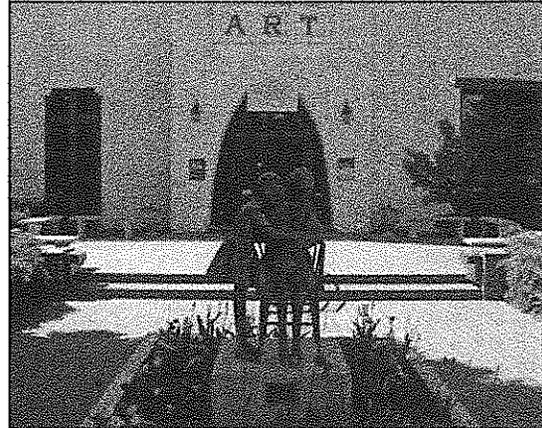


Figure 8-3 Springville Museum of Art

‘arts’ image of the community.

### 8.5.4 Statues to Live By

The “Statues to Live By” program was established in 1990 with the goal of “expanding the public’s ability to enjoy fine sculpture and enhance quality of life.” Statues are donated by friends of the program and sculptors. The program strives to add at least one statue a year. As of January 2010 there were 55 statues City and privately owned (see **Figures 8-4 and 8-5 and Map 8-1**).

## 8.6 Springville’s Identity

Springville’s identity is made up of several

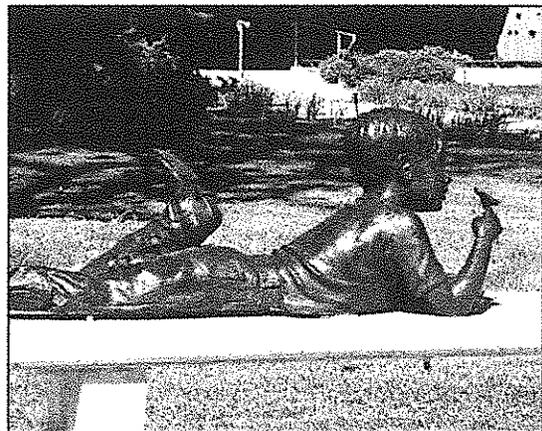


Figure 8-4 One of many Bronze Statues throughout the City



elements, such as gateways, urban forests, streetscapes, views and vistas, design standards, signs, billboards, districts, including the historic district, and neighborhoods (See Maps 8-2 Communities and 8-3 Corridors and Districts).

8.6.1 Gateways

A sense of arrival is an important part of identifying any community's borders or boundaries. Gateway or entryway enhancements can include a variety of elements such as signage, special landscape treatment, and information kiosks. The types of features included are largely determined by cost and land availability. They create an important first impression for visitors and a sense of civic pride for residents of the community.

It is important that these gateways or entryway enhancements be coordinated in some way as they serve the role of 'branding' the community. Another important consideration is where to locate gateway improvements. While they may



Figure 8-6 Gateway on Highway SR-51

need to be adapted to their location, they should be appropriately planned and constructed.

As shown on Map 8-4 Gateways, five major and three minor gateways have been identified in Springville. Out of these seven gateways only the gateway located on highway SR-51 has signage and a sense of arrival (see Figure 8-6). A plan for Springville to create an identifiable sense of arrival into the community is needed.

8.6.2 Urban Forest

Interest in the community's urban forest has continued to evolve over the last 30 years. In 1979, Springville became only the second City in the state to be honored as a "Tree City USA." This designation requires that cities invest \$2 per person annually to urban forestry improvements, along with an Arbor Day celebration, a tree committee, and a City tree ordinance.

Benefits of the urban forest identified by the Master Plan for Street and Parks Trees include:

- Creation of micro-climates that reduce energy costs by lowering air temperatures, increasing humidity, and reducing wind speed;
- Improvement of the economy by adding to the value of homes and

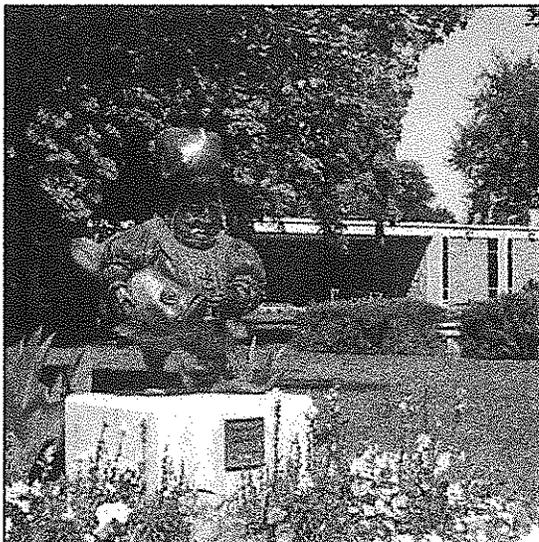


Figure 8-5 Bronze statue in front of library





increasing the income stream of businesses. When businesses have trees customers often linger longer;

- Creation of safer streets by reducing speeds, and providing a buffer between motorist and pedestrians;
- Strengthening of the small town feel of Springville;
- Improvement of drainage by providing permeable space and requiring less infrastructure;
- Provision of a place for snow to be stored and then infiltrate back into the ground;
- Reduction of air pollution and creation of a buffer from noise;
- Provision of psychological and social benefits; and,
- Creation of an aesthetically pleasing community; and,
- Screening of undesirable structures.

The urban forest plays a part in Springville's identity and history. Springville has several trees of historical importance, so in order to preserve them

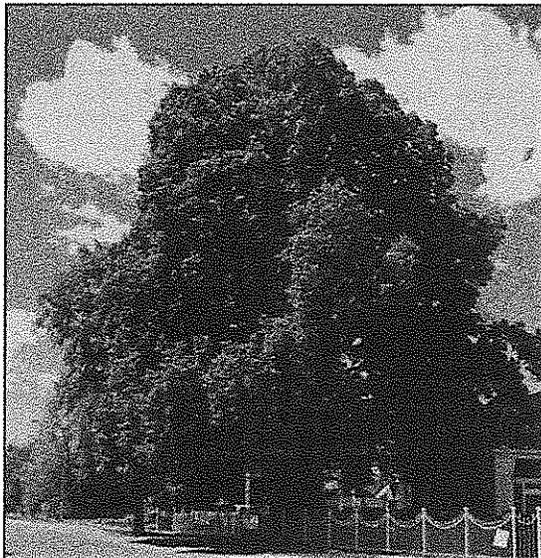


Figure 8-7 Lindon heritage tree located on 100 East

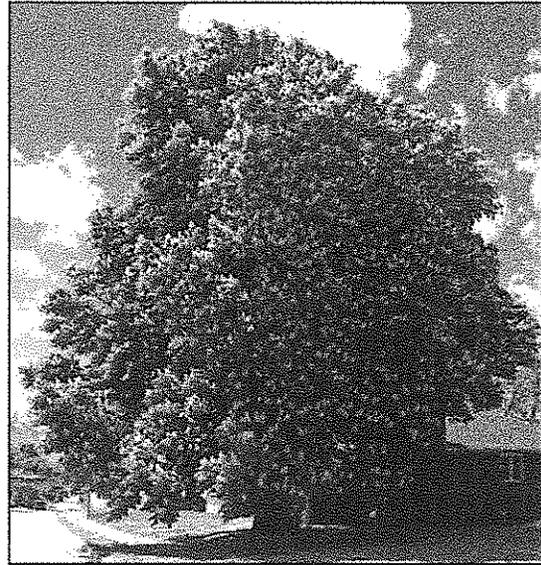


Figure 8-8 Horse Chestnut heritage tree located on Main

Springville City has adopted a Heritage Tree ordinance, which identifies trees of historical or original distinction (e.g. the largest in Utah) (see **Figures 8-7 and 8-8**). Records indicate that most of the trees were designated in the early 1980s.

Another important part of the identity and heritage of Springville is the Park Strips. They appear to have been a part of the identity of this community for at least the first 80 years. The majority of Springville urban forest is located within park strips (see **Figures 8-9 and 8-10**).

### 8.6.3 Streetscape

A large part of Springville's urban forest can be found in the right of way along the City's streets. Street trees can identify a street or an entire City. Street trees beautify the entrances to cities as well as main traffic corridors and neighborhood streets. Trees provide color, texture, line, and form to the landscape and soften the hard lines created by the built environment. Research on the aesthetic quality of residential streets has shown that street trees are the single strongest





Figure 8-9 1040 East has mature landscaping with park strips

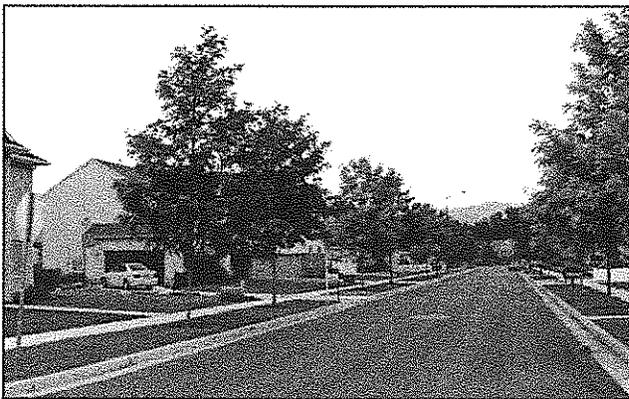


Figure 8-10 850 West located within the Westfields neighborhood includes landscaped park strips

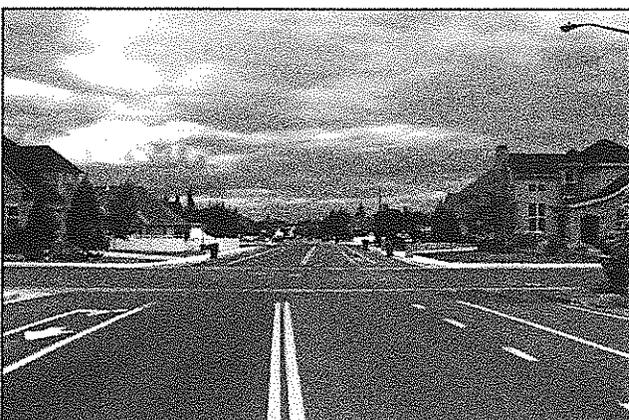


Figure 8-11 River Bottoms Road located within a 1990s neighborhood without park strips

positive influence on scenic quality (Schroeder and Cannon 1983).

In 2003, Springville City adopted a new street cross section that includes an eight-foot park strip, a size sufficient to provide space for street trees and landscaping while providing a buffer between pedestrians and vehicular traffic. In 2002 and 2003, as the Planning Commission and Staff discussed public improvements that provide a positive impact on the appearance of the community, pedestrian travel, street trees, and slightly larger sidewalks were identified as some of these improvements (see Figure 8-11 for an example of a street with narrow sidewalks, no buffer, and no street trees).

Efforts to help ensure that the proper variety and types of street trees were planted resulted in the Street Tree Ordinance, adopted by the City Council in March 2007. This ordinance requires developers to include a street tree plan as part of subdivision or site plan review. In subdivisions, the developer currently (Jan. 2010) pays the City \$315 per tree and when 80% of a block is developed, street trees are planted by the City. This program has served as a model for other communities across the country.

While the street cross-section provides important consistency in the majority of streets, on occasion additional cross-sections tend to evolve. Most often, these new cross sections are developed to address many of the anomalies associated with existing streets or unique situations associated with specific areas. Examples include streets which were never designed to any type of standard and areas that serve a unique role within the community, such as the historic downtown or the village center developed in connection





Figure 8-12 This view toward Maple Mountain and Spanish Fork Canyon is taken from 400 East.

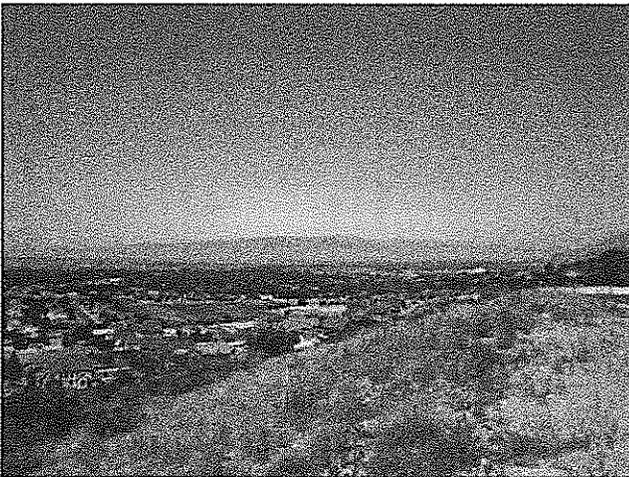


Figure 8-13 This view is seen from 2080 East looking to the northwest.

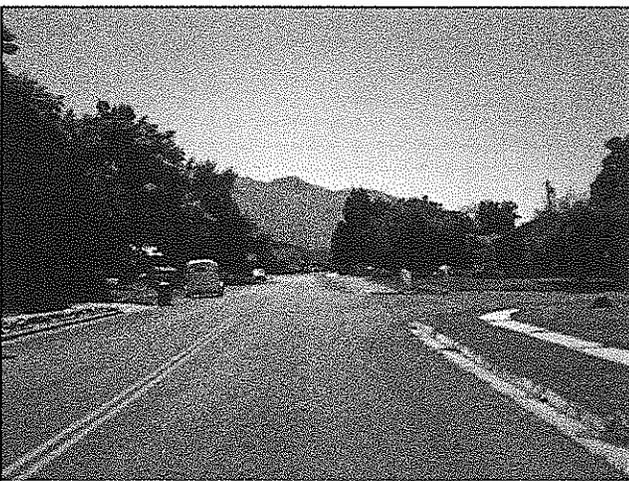


Figure 8-14 This vista of a portion of Maple Mountain is located on Canyon Avenue.

with commuter rail. Additionally, streetscape standards for lighting and other types of right-of-way improvements will need to be developed for specific areas (e.g. historic streetlights in Plat A).

### 8.6.4 Views and Vistas

Springville is blessed with a distinct setting between the Wasatch Mountains and Utah Lake which provides important views and vistas. From the east bench of the community there are magnificent views of Utah Lake, while from the west the views of the mountains provide a magnificent backdrop to the City (see Figures 8-12—8-14 and Map 8-5). The mountain views are most dramatic to the east and south and to some extent the north.

These expansive views and enframed vistas are an important contributor to the public’s perception of what makes Springville beautiful and desirable. It will be important for the community to determine which of these views and vistas are important and what might be done to protect or enhance them.

Both the natural and built environments affect views and vistas. Approaches for enhancing these corridors have included things as simple as trimming trees and vegetation to ordinances restricting building and sign height. In cases of ridgelines, many communities have required that any building be setback from the ridgeline to protect the appearance of the ridgeline as a natural feature.

Springville currently lacks specific measures, that protect the views and vistas that are part of value to the identity of the community.

### 8.6.5 Design Standards

The built environment is constantly



evolving and greatly influences community appearance and identity. Within a community, personal decisions can have an impact on neighbors, a section of the City, or the City as a whole. Because of the effects of these decisions, either real or perceived, city government has the role to balance the rights of individuals with those of the public good. Defining the public good is not always an easy task, and often requires vision and foresight.

Design standards are a reflection of a community's values relating to aesthetics. They generally tend to protect property values over the long run, but require some restriction on what can be done in the design of buildings or site work on a property. Most communities recognize the fine balance associated with these types of standards and there is typically an on-going refining process. The intent of such standards is to build a community that will be attractive, retain property values and be a great place to live today and in the years to come.

Design standards typically look at the area surrounding the proposed site to take visual clues as to what fits. In greenfield areas where context is not defined, design standards can be created to help encourage development that the community finds attractive and contributes to the positive appearance of the City.

Design standards typically address such issues as building materials, building height, roof lines, fenestration (windows), signage, pedestrian and vehicular access, and architectural style and building features.

In Springville, there are a variety of residential and commercial districts.

For those areas where design standards are established, it is important that the standards be specific to the area. For example, in the historic part of downtown Springville, most commercial buildings are built to the sidewalk, have flat roofs and have storefront windows. On the 4<sup>th</sup> South Corridor, most of the buildings have pitched roofs with a variety of setbacks and generally do not have storefront windows.

Currently, the city lacks overall design standards, though limited standards have been adopted for the City for new residential construction in the Springville Historic District.

#### 8.6.6 Signs

As with most communities, the issues of signs produces a wide variety of opinions. Signs are an important and essential part of any community. Typically small towns pay little attention to signs. However, as communities grow and signs proliferate, the issue of signs becomes more important as businesses compete for attention and communities strive to protect their unique identity (see **Figures 8-15 and 8-16**).

Signs are important in defining the character of an area. For example in Las Vegas, the strip includes all types of signs that contribute to the character of the area, which is primarily a world famous entertainment district whose primary customers are visitors. In newer areas of Las Vegas, signs are scaled to meet the character of the area and the customer.

In June, 2005, Springville City adopted a new sign ordinance intended to address the needs of a growing community. This process included a background study along with the work of two ad hoc committees,





Figure 8-15 Illustration of Monument Signs on 1750 West



Figure 8-16 Pole Signs on 1750 West

an open house for public comment, along with other opportunities to hear from business owners and residents. The purpose of the ordinance is “to encourage signs that create and maintain safe and aesthetically pleasing building elevations and streetscapes while allowing for adequate identification, communication, and advertising for land uses in the City.”

Adjustments to the ordinance have been and continue to be made in an effort to ensure that the ordinance functions well for business owners, residents and visitors. As with most sign ordinances, the balance of community identity vs. corporate or business identity is a challenge.

8.6.7 Billboards

Springville City currently manages 29 billboards within the City. These include three of the 72 square foot ‘junior poster’ 11 of the 300 square foot ‘posters’ and 14 of the 672 square foot ‘bulletins.’ The bulletins are all concentrated on I-15, and the majority of posters concentrated on north Main Street (See Map 8-6 **Billboard Locations**).

Since adoption of the interim sign ordinance in 2003, Springville City no

longer allows additional billboards. However state law allows for the relocation of existing ones and allows greater heights than allowed by the City to ensure visibility.

8.6.8 Historic District

The history of Springville City is rooted in the development of Plat A and adjacent areas. In January 2004, the significance of the history of this area was recognized by being listed as the “Springville Historic District” on the National Register of Historic Places (see Map 8-7 **Springville Historic District**). The historic district is significant because of the story it tells of Springville’s growth from an agricultural outpost to a thriving City with a diverse economic base.

The major themes of Springville through the years, have included agriculture, mercantilism, industry, construction, transportation, and tourism as Utah’s ‘Art City.’ The historic district is also significant because 897 (72%) of the 1,238 primary buildings in the district are identified as contributing to the historic character of the area.

The Historic District includes a representative sample of architectural styles and types covering the complete



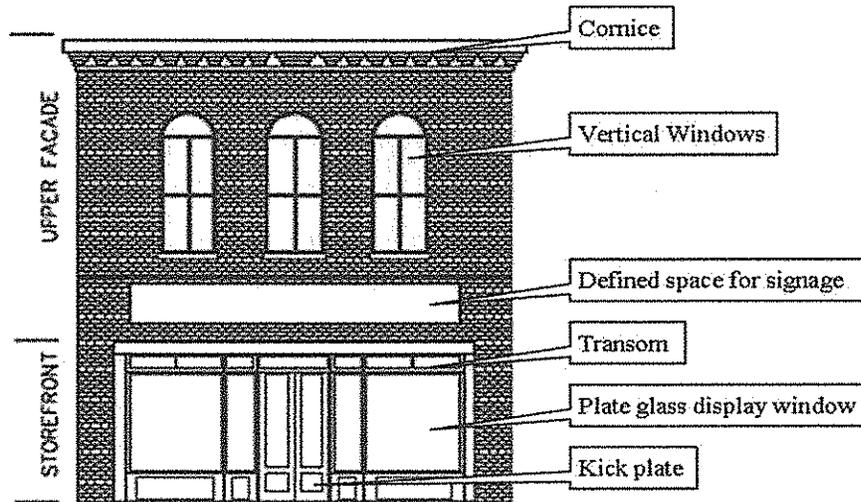


Figure 8-17 Sample of Design Standards for Historic Commercial District

historic period, ranging from well-preserved early adobe homes to elaborately-detailed examples of Victorian Eclectic Architecture from the late nineteenth century. Twentieth century styles such as bungalow, period-revival and ranch style houses make up about three-quarters of the significant primary buildings. According to the National Register nomination, the district retains a high degree of historic integrity despite the presence of some late twentieth-century alteration and new construction.

The City has 27 structures listed individually on the National Register of Historic Places as of August, 2009. Of those 27, all but one is in the Springville Historic District. The National Register, on which the Springville Historic District is listed, is an honorific listing and as such, does not limit in any way what a property owner may do with their property. Some communities have established local historical registers that affect how properties may be altered, but Springville has not. The design standards for new residential construction do affect new

construction but do not have affect on any changes to existing structures.

Springville City has a Historic Landmarks Commission whose role is to encourage historic preservation through education and some small grants. Grant money for the Landmarks Commission work program is provided through the Certified Local Government (CLG) Grant program. This matching grant program may be used on a variety of historic preservation efforts such as documenting historic buildings, developing listings for the National Register, publications, grants and a variety of other programs. The Commission typically receives approximately \$13,000 per 16 month CLG cycle.

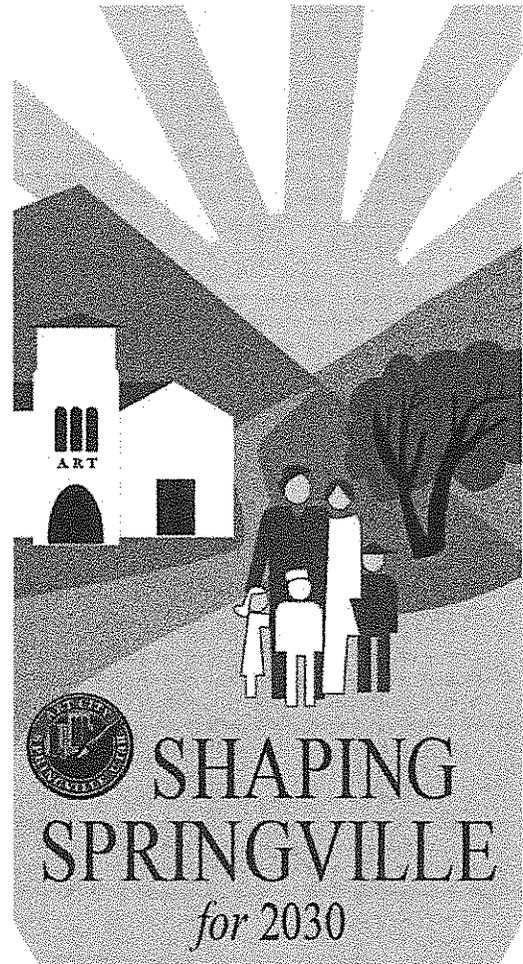
Buildings 50 years old are all eligible to participate in tax credit programs. Residential properties may receive a 20% tax credit through the State of Utah for historically appropriate work done on a property. A 20% federal tax credit is available for historically appropriate work done on an income producing property.





## 8.7 Goals, Objectives, and Strategies

The goals, objectives, and strategies section is comprised of specific goals and actions for Springville during the next 20 years. The following pages present the goals, objectives, and strategies for this element.





# SPRINGVILLE CITY GENERAL PLAN

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**GOAL** We are the 'Art City' where living is an art, grounded in our heritage, strengthened by our community spirit, and inspired by our beautiful surroundings and commitment to enhancing our heritage for future generations.

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## OBJECTIVE 1

Protect and create an aesthetically pleasing and safe environment that enhances attributes that are unique to Springville and help to make it a desirable place to live.

### SYNOPSIS

Springville has many desirable attributes that greatly contribute to the identity of the City. These include: Hobble Creek, mountains, Utah Lake, historic neighborhoods and the downtown. Protecting the unique and iconic attributes around the City can be done in a variety of ways, including design standards and ordinances that identify and address the inclusion of desirable features in new development.

Springville has adopted ordinances and standards for new residential construction in the historic district, commercial and industrial site plans and signs and streetscapes. State and federal laws protect wetlands and waterways located throughout the City.

It is important that existing ordinances and standards be reviewed to insure their relevance and contribution to the long-term well-being and appearance of Springville. It is also important to determine what standards may be important.

## STRATEGIES

1A Develop and adopt design standards for commercial and industrial areas that reflect the city's commitment to an attractive and aesthetically pleasing community.

*Implementation: Mayor, City Council, Planning Commission, Administration*

1B Review and update design standards to reflect the image the citizens of Springville wish to portray.

*Implementation: Mayor, City Council, Planning Commission, Administration*

1C Review, update, and implement the sign ordinance.

*Implementation: Mayor, City Council, Planning Commission, Administration*

1D Plan and construct gateways into the City that enhance the identity of Springville.

*Implementation: Mayor, City Council, Planning Commission, Administration*

1E Determine what views and vistas should be preserved and how this should be accomplished.

*Implementation: Mayor, City Council, Planning Commission, Administration*



**GOAL** We are the 'Art City' where living is an art, grounded in our heritage, strengthened by our community spirit, and inspired by our beautiful surroundings and commitment to enhancing our heritage for future generations.

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**OBJECTIVE 2**

Preserve and enhance both the residential and commercial areas of the Springville Historic District.

**SYNOPSIS**

Springville has a historic district that is a significant part of its identity. This district includes Plat A along with additional areas located between 400 South and 800 South, east of Main Street. Preserving the historic district of Springville is important because of the story it tells about the City and its role as home to thousands of our residents.

Design standards for new construction have been adopted to help protect and enhance the residential portion of the district. Additional standards may be appropriate to consider for existing structures. Standards for the downtown portion of historic Main Street should also be considered for adoption to help enhance the vitality and economic well-being of this area.

The majority of the homes in Plat A are listed on the National Register of Historic Places. Springville has a wide variety of housing types from various historic periods that largely define the overall character of this area.

**STRATEGIES**

2A Educate the public about the benefits of preserving and improving the historic district.

*Implementation: Mayor, City Council, Planning Commission, Administration*

2B Review new construction to ensure compliance with the historic district design standards.

*Implementation: Mayor, City Council, Planning Commission, Administration*

2C Continue to work with business and property owners to revitalize the historic downtown.

*Implementation: Mayor, City Council, Planning Commission, Administration*

2D Encourage façade restoration of historic buildings that have been covered with new materials.

*Implementation: Mayor, City Council, Planning Commission, Administration*





## SPRINGVILLE CITY GENERAL PLAN

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### OBJECTIVE 3

Provide activities and places that will continue to enhance the 'Art City' image.

### SYNOPSIS

Springville has adopted 'Art City' as its motto. Some people in the community see this as a reflection of the Springville Museum of Art being located here. Through the years, several programs and activities have tended to expand the meaning of the 'Art City' motto. These include 'Art City' Days, Springville Playhouse, World Folkfest and Statues to Live By.

Beyond these activities and programs, there is a sense that the 'Art City' motto is a reflection of how things are done in this community with a concern for an overall aesthetic appeal. A majority of the citizens who chose to participate in the "Shaping Springville 2030" process emphasized this aspect of being the 'Art City.'

### STRATEGIES

- 3A Promote quality programs and activities that will strengthen our identity as the 'Art City.'

*Implementation: Mayor, City Council, Planning Commission, Administration*

- 3B Incorporate the 'Art City' motto in the overall aesthetic of the built environment within our community through design guidelines, city provided amenities, etc.

*Implementation: Mayor, City Council, Planning Commission, Administration*



**GOAL** We are the 'Art City' where living is an art, grounded in our heritage, strengthened by our community spirit, and inspired by our beautiful surroundings and commitment to enhancing our heritage for future generations.

**OBJECTIVE 4**

Preserve and enhance Springville's community identity by enhancing streetscapes and the urban forest.

**SYNOPSIS**

Streetscape includes those enhancements within the right-of-way that create an attractive environment for pedestrians, motorists, bicyclists and other utilizing the area. Street furniture for enhancing these areas include street lighting, pavement materials, trees and other landscape features, garbage receptacles, benches, statues and other types of contributing features. A well-planned streetscape helps unify the identity of an area and add to its uniqueness.

In addition to the role of street trees, the overall urban forest provides economic, social, psychological, environmental, and aesthetic benefits. These quality of life benefits are an important part of Springville's identity and heritage. Educating the public about the heritage and importance of the urban forest is part of continuing the City's "Tree City USA" status.

The City has an Urban Forestry Master Plan and Heritage Tree Ordinance in order to preserve, improve, and manage the urban forest. To maintain a healthy urban forest, the City strives for a diversity of trees and their appropriate placement.

The major contributor to the urban forest exists as tree-lined streets. Springville's

small town identity is created from tree-lined streets, as well as, lighting and furniture. New development is required to include street trees in order to maintain the quality of life in Springville.

**STRATEGIES**

4A Design and construct streetscapes with appropriate improvements for the areas they serve that contribute to creating attractive rights-of-way throughout the City.

*Implementation: Mayor, City Council, Planning Commission, Administration*

4B Use Springville's "Tree City USA" status to promote Urban Forestry through Arbor Day and other appropriate activities.

*Implementation: Mayor, City Council, Planning Commission, Administration*

4C Continue to update and follow the Urban Forestry Master Plan.

*Implementation: Mayor, City Council, Planning Commission, Administration*

4D Ensure street trees are planted and maintained so as not to obstruct or interfere with regulatory signs, utilities such as power lines and visibility of storefronts.

*Implementation: Mayor, City Council, Planning Commission, Administration*





## SPRINGVILLE CITY GENERAL PLAN

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### STRATEGIES (CONTINUED FROM OBJECTIVE 4)

- 4E Define a proper mix of genus and species to help preserve the diversity necessary for a healthy urban forest within Springville.

*Implementation: Mayor, City Council, Planning Commission, Administration*

- 4F Consider the use of traffic circle centers as places to display public art.

*Implementation: Mayor, City Council, Planning Commission*

